



# Inspection Report

Prepared Exclusively For: Joe Sample

**Property Address:**

552 Brindway  
Raleigh NC



**Inspected By: Steve Smallman, N.C. Home Inspector License #3**  
2611 Sherborne Place  
Raleigh N.C. 27612  
919-669-3639

*Stephen C Smallman*

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|--|--------------------------------|---|
| <b>Date:</b> 4/2/2009                          | <b>Time:</b> 02:01 PM          | <b>Report ID:</b>                                       |
| <b>Property:</b><br>552 Brindway<br>Raleigh NC | <b>Customer:</b><br>Joe Sample | <b>Real Estate Professional:</b><br>Ruth Ann Dyer<br>FM |

### Scope and Purpose of the Inspection

The home inspection is a specific service conducted according to the terms of the Inspection Contract, and according to the Standards of Practice of the North Carolina Home Inspector Licensure Board (NCHILB). Refer to the Contract and the Standards of Practice for additional information regarding the scope and limitations of the inspection. The report is confidential and is for the sole use and benefit of the client(s) named above; we assume no liability to any third parties.

The purpose of the inspection is to provide the client with a better understanding of the condition of the property as observed at the time of inspection. Our goal is to inspect the systems and components specified for inspection in the NCHILB Standards of Practice, and to report those that do not function as intended, allowing for normal wear and tear, and/or significantly affect the habitability of the house. Reporting on other issues, such as routine homeowner maintenance and suggestions for improvements, is included for your information only and should not be relied upon as items that may or may not be repaired under the terms of your Real Estate Purchase and Sale Agreement. We offer no warranties or representations as to your rights or obligations under any Real Estate Purchase and Sale Agreement.

Bear in mind that all homes need repairs of one type or another, even if only minor. Generally, older homes need more repairs. This varies depending on maintenance and upgrading performed over the years. Some of the reported repairs may be of the type that you might be inclined to live with under ordinary circumstances. Buyers and sellers of homes often have different perspectives on this issue.

Conditions can exist which will not be detected by normal inspection procedures; components can fail after the date of inspection. Accordingly, this inspection is not a warranty of system or component conditions and is not insurance against system or component failure. All homeowners should budget for unexpected repairs. Homebuyers' insurance is available from several sources.

The following definitions apply:

Inspected = I inspected the item and it functioned as intended, allowing for normal wear and tear, unless otherwise noted in the report.

Not Inspected = This item is present and is normally a part of the home inspection service, but I did not inspect it for the reason stated.

**In Attendance:**  
Customer and their agent

**Type of building:**  
Single Family residential

**Approximate age of building:**  
Over 10 Years

**Temperature:**  
Sixty-seventy degrees F.

**Weather:**  
Light Rain

**Ground/Soil surface condition:**  
Damp

**Rain in last 3 days:**  
Yes

# Summary

**Customer**  
Joe Sample

**Address**  
552 Brindway  
Raleigh NC

This section contains items from the body of the report which are headed **Repair** or **Investigate Further**. These are the items that typically require attention before closing. We recommend that these items be repaired (or further investigated where that is the recommendation) before closing by contractors licensed in the appropriate field, or qualified tradesmen where licensing does not apply.


This summary is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney.

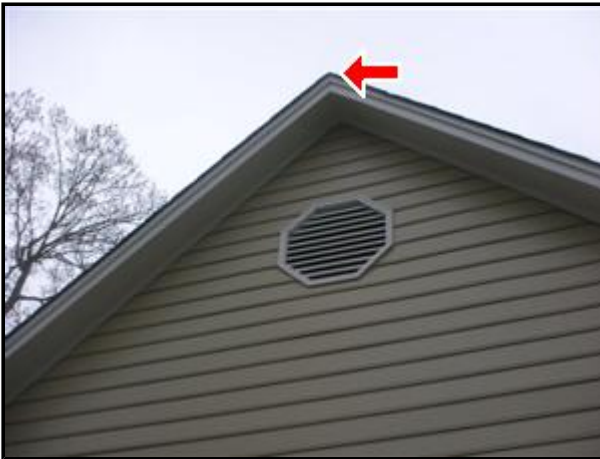
**Any directions in this report (left, right, front, rear) are given as viewed standing outside the house facing the front door.**

## 1. Roofing

### 1.0 ROOF COVERINGS

**Inspected**

-  1. **Repair** Ridge cap shingles are torn at the following gable end(s): left end; front over garage.




Item 1 - Picture 1 Torn ridge shingle at front of garage



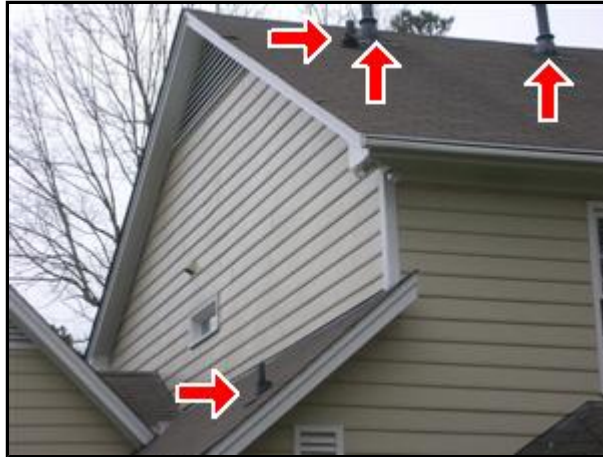
Item 1 - Picture 2 Torn ridge shingle at left gable end

### 1.1 FLASHINGS

**Inspected**

-  2. **Repair** Two plumbing vent flashings are torn or split, open to leakage. Another has been repaired. Damaged plumbing vent flashings should be replaced to prevent leakage. Also, there are water stains in the attic under where two of the gas vents penetrate the roof, suggesting leakage. Seal gas vent flashings as needed to prevent leakage.

## 1. Roofing



Item 2 - Picture 1 Examples of plumbing vent and gas vent roof penetrations

## 2. Exterior

### 2.1 DOORS (Exterior)

Inspected

3. **Repair** I could not get the deadbolt on the front door to lock.

### 2.2 WINDOWS

Inspected

4. **Repair** The top sash are stuck partially open at the master bedroom windows, leaving a gap along the tops of the windows and making it impractical to lock the windows.

### 2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Inspected

5. (1) **Repair** The deck is bolted to the house. However, some of the deck bolts lack nuts, so they are not secured. Replace missing bolts.



Item 5 - Picture 1 Example of missing bolt

Inspected


6. (2) **Repair** Exterior grade does not slope adequately away from the foundation in two locations: the center rear between the chimney and the bay, and the right side near the air conditioning units. This is

## 2. Exterior

conducive to crawl space water penetration, and in fact wet soil and erosion marks indicate water penetration inside the crawl space abutting both of these area. Modifications to grading to correct inadequate drainage are recommended.

### 2.6 ADDITIONAL BUILDINGS ON PROPERTY

#### Inspected

-  7. **Repair** Detached shed: small areas of siding are decayed on the left and rear walls, and the left front cornerboard is decayed. The left door casing has come loose from the wall, so the door does not hang properly. Maintenance recommendation: after these items are repaired caulk any open joints between pieces of siding to reduce chances of water infiltration.




Item 7 - Picture 1 Examples of damaged areas

## 4. Structural Components


- 4.0 **FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)**

#### Inspected

-  8. (1) **Repair** Crawl space water penetration (saturated soil and erosion of soil) in the center rear and right rear should be corrected. See Exterior section above regarding apparent conditions contributing to water penetration.

### 4.3 FLOORS (Structural)

#### Inspected

-  9. **Repair** There is minor structural damage to the floor system under the corners of the back door. The wood in these areas is wet, indicating active water penetration. The back door jambs are decayed. A qualified contractor should repair as needed to correct water penetration and replace damaged materials.

## 4. Structural Components



Item 9 - Picture 1 Example of floor system damage



Item 9 - Picture 2 Damaged door jambs

### 4.5 ROOF STRUCTURE AND ATTIC

#### Inspected

- 10. Repair** The garage attic pull down ladder is installed in an unsafe manner. It must be attached to the ceiling framing with heavy-gauge framing nails, but has only been attached with light-gauge finish nails. (See the manufacturer's installation instructions for details.) Also, the garage ceiling is too high for the length of the ladder, so a platform has been built to use with the ladder. However, the combination of the platform and the ladder is shaky, adversely affecting safety. It could fail under use, causing personal injury.

## 5. Plumbing System

### 5.5 FIXTURES & FAUCETS

#### Inspected

- 11. (1) Repair** One or more commodes are loose from the connection to the drain pipe at the floor; this can allow leakage at the connection. To check for prior leakage and assure against future leakage, the commode(s) should be lifted, the wax ring which seals it to the pipe replaced, and the commode(s) securely installed. Location(s): upstairs hall bath.

#### Inspected

- 12. (2) Repair** The rear hose bib leaks out the top when turned on.

## 6. Electrical System

### 6.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

#### Inspected


- 13. Repair** At the rear exterior receptacle the weather-tight cover is broken and the mounting box is not secured in the wall.

## 9. Built-In Kitchen Appliances

### 9.1 RANGES/OVENS/COOKTOPS

#### Inspected

## 9. Built-In Kitchen Appliances

-  **14. Repair** The manufacturer of this range requires installation of an "anti-tip bracket" designed to prevent the range from tipping over; this bracket has not been installed. This is a safety concern. See the manufacturer's installation instructions for details.

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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## 1. Roofing

The roof inspection and report are based on visible and apparent conditions at the time of the inspection. Unless rain has fallen just prior to the inspection, it may not be possible to determine whether active leakage is occurring. Not all attic areas are readily accessible for inspection. Conclusions made by the inspector do not constitute a warranty, guaranty, or policy of insurance. The client is advised to ask the seller about the presence of any roof leaks. All roofs require periodic maintenance to achieve typical life spans and should be inspected annually.

### Styles & Materials

**Roof Covering:**  
Asphalt-fiberglass shingles

**Viewed roof covering from:**  
Ladder  
Walked roof  
Binoculars

**Chimney (exterior):**  
Metal chimney in wood-framed enclosure

**Roof drainage:**  
Eave-mounted gutters and downspouts

### Inspection Items

#### 1.0 ROOF COVERINGS

**Comments:** Inspected

**Repair** Ridge cap shingles are torn at the following gable end(s): left end; front over garage.



1.0 Picture 1 Torn ridge shingle at front of garage

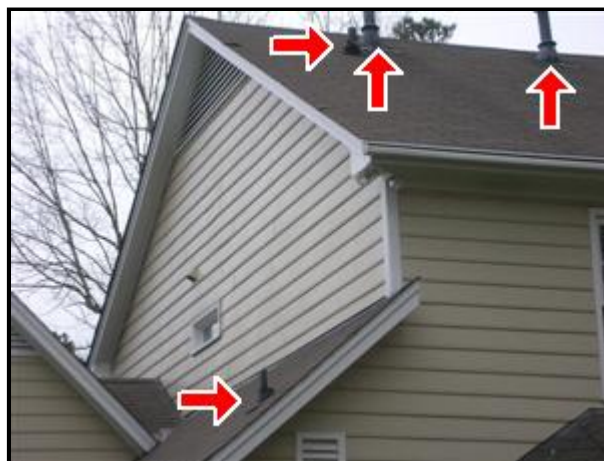


1.0 Picture 2 Torn ridge shingle at left gable end

#### 1.1 FLASHINGS

**Comments:** Inspected

**Repair** Two plumbing vent flashings are torn or split, open to leakage. Another has been repaired. Damaged plumbing vent flashings should be replaced to prevent leakage. Also, there are water stains in the attic under where two of the gas vents penetrate the roof, suggesting leakage. Seal gas vent flashings as needed to prevent leakage.



1.1 Picture 1 Examples of plumbing vent and gas vent roof penetrations

**1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS****Comments:** Inspected**1.3 ROOF DRAINAGE SYSTEMS****Comments:** Inspected

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 2. Exterior

We conduct a thorough visual examination of the readily accessible exterior components. We gently probe surfaces where visual inspection suggests damage. Please be aware that we cannot inspect every square foot of the exterior and cannot always identify every area of damage.

### Siding Material:

Cement-Fiber  
Hardboard siding

### Styles & Materials

#### Appurtenance:

Deck with steps  
Covered porch

#### Driveway:

Concrete


### Inspection Items

#### 2.0 WALL CLADDING FLASHING AND TRIM

**Comments:** Inspected


#### 2.1 DOORS (Exterior)

**Comments:** Inspected

 **Repair** I could not get the deadbolt on the front door to lock.


#### 2.2 WINDOWS

**Comments:** Inspected

 **Repair** The top sash are stuck partially open at the master bedroom windows, leaving a gap along the tops of the windows and making it impractical to lock the windows.


#### 2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

**Comments:** Inspected

 (1) **Repair** The deck is bolted to the house. However, some of the deck bolts lack nuts, so they are not secured. Replace missing bolts.



2.3 Picture 1 Example of missing bolt

 (2) **Repair** Exterior grade does not slope adequately away from the foundation in two locations: the center rear between the chimney and the bay, and the right side near the air conditioning units. This is conducive to crawl space water penetration, and in fact wet soil and erosion marks indicate water penetration inside the crawl space abutting both of these area. Modifications to grading to correct inadequate drainage are recommended.

#### 2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)


**Comments:** Inspected

#### 2.5 EAVES, SOFFITS AND FASCIAS

**Comments:** Inspected

#### 2.6 ADDITIONAL BUILDINGS ON PROPERTY

**Comments:** Inspected

 **Repair** Detached shed: small areas of siding are decayed on the left and rear walls, and the left front cornerboard is decayed. The left door casing has come loose from the wall, so the door does not hang

properly. Maintenance recommendation: after these items are repaired caulk any open joints between pieces of siding to reduce chances of water infiltration.



2.6 Picture 1 Examples of damaged areas

## 2.7 GARAGE DOOR (S)

**Comments:** Inspected

**Comment** The garage door(s) were operated and found to be functional. Hardware fastening together and supporting the door(s) appears to be in adequate condition.

## 2.8 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

**Comments:** Inspected

**Comment** The automatic garage door opener(s) reversed properly when they struck a 2 inch block on the floor. Be sure to test this important safety feature monthly according to manufacturers instructions.

### 3. Interiors

Inspection of major interior components is based on visual inspection made without moving furniture, rugs or carpets, or personal belongings. Note that inspection of interior components is for structural or functional defects, not cosmetic defects. Paint, wallpaper, carpeting, window treatments, and recreational equipment are excluded.

Minor cracks are found on interior surfaces in all buildings and are typically cosmetic in nature. This type of cracking is usually caused by settlement, shrinkage of building components or thermal expansion and contraction. Small cracks of this type are not mentioned in the report.

We cannot determine the condition of floors underneath carpet and other coverings. The condition of concealed floors is specifically excluded from the inspection and report.

#### Inspection Items

##### 3.0 CEILINGS

**Comments:** Inspected

##### 3.1 WALLS

**Comments:** Inspected

##### 3.2 FLOORS

**Comments:** Inspected

**Maintenance** Seal gaps open to crawl space in furnace closet floor where pipes pass through the floor. Be sure to leave the screened openings to the crawl space and attic open as these are necessary to provide combustion air to the furnace.



3.2 Picture 1 Gaps to be sealed

##### 3.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

**Comments:** Inspected

##### 3.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

**Comments:** Inspected

##### 3.5 DOORS (REPRESENTATIVE NUMBER)

**Comments:** Inspected

##### 3.6 WINDOWS (REPRESENTATIVE NUMBER)

**Comments:** Inspected

## 4. Structural Components


The N.C. Standards of Practice for inspection of structural components are as follows: The Home Inspector shall inspect structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

| <b>Styles &amp; Materials</b>   |   |  |
|---|---|--|
| <b>Foundation:</b><br>Brick and concrete block                                      | <b>Method used to observe Crawlspace:</b><br>Crawled      | <b>Accessible floor structure:</b><br>Wood joists<br>Concrete slab<br>Wood beams |
| <b>Wall Structure:</b><br>Wood<br>Most of wall structure not visible for inspection | <b>Columns or Piers:</b><br>Concrete block piers          | <b>Roof Structure:</b><br>Engineered wood trusses<br>Conventional wood framing   |
| <b>Method used to observe attic:</b><br>Walked floored areas only                   | <b>Attic info:</b><br>Ceiling scuttle<br>Pull Down stairs |  |

### Inspection Items

#### 4.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

**Comments:** Inspected

 (1) **Repair** Crawl space water penetration (saturated soil and erosion of soil) in the center rear and right rear should be corrected. See Exterior section above regarding apparent conditions contributing to water penetration.

(2) **Comment** The home inspection service does not specifically include inspection for the existence of or potential for mold or mold-related damage in the home. In the course of inspecting the crawl space we found a minimal amount of suspected mold. The amount observed is consistent with or less than found in most houses of this age. If you have concerns about mold or other indoor air quality issues we recommend that you obtain further information from source listed below, and/or contract for mold screening/sampling services. For further information regarding the issues of mold and other indoor air contaminants we recommend that you visit the Environmental Protection Administration website at [http://www.epa.gov/iaq/molds/i-e-r\\_plan.html](http://www.epa.gov/iaq/molds/i-e-r_plan.html)

#### 4.1 WALLS (Structural)


**Comments:** Inspected

#### 4.2 COLUMNS OR PIERS

**Comments:** Inspected

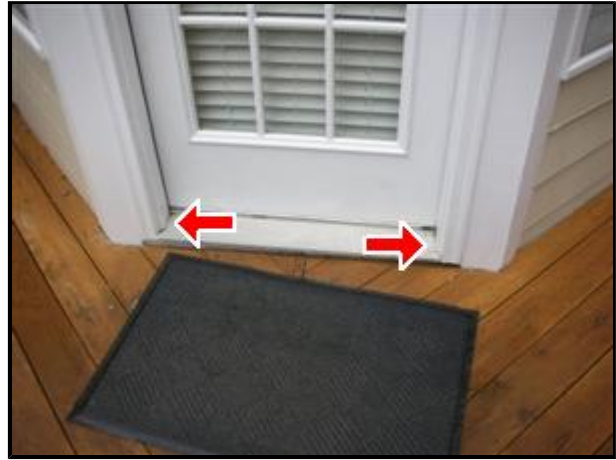
#### 4.3 FLOORS (Structural)

**Comments:** Inspected

 **Repair** There is minor structural damage to the floor system under the corners of the back door. The wood in these areas is wet, indicating active water penetration. The back door jambs are decayed. A qualified contractor should repair as needed to correct water penetration and replace damaged materials.



4.3 Picture 1 Example of floor system damage




4.3 Picture 2 Damaged door jambs

#### 4.4 CEILINGS (structural)

Comments: Inspected

#### 4.5 ROOF STRUCTURE AND ATTIC

Comments: Inspected

 **Repair** The garage attic pull down ladder is installed in an unsafe manner. It must be attached to the ceiling framing with heavy-gauge framing nails, but has only been attached with light-gauge finish nails. (See the manufacturer's installation instructions for details.) Also, the garage ceiling is too high for the length of the ladder, so a platform has been built to use with the ladder. However, the combination of the platform and the ladder is shaky, adversely affecting safety. It could fail under use, causing personal injury.

## 5. Plumbing System

Inspection includes a brief test of all readily accessible fixtures and regularly used faucets. We do not test faucets that have appliances attached to them. We do not open/close shutoff valves such as main shutoff valve and fixture shutoff valves. Inspection is limited to interior, basement, and crawl space components. Underground and concealed pipes are not inspected. Private water supply and private sewage systems are not inspected, and water quality is not tested.

### Styles & Materials

**Plumbing Water Supply (into home):**  
Polybutylene plastic (PB)

**Plumbing Water Distribution (inside home):**  
Copper

**Plumbing Waste:**  
PVC

**Water Heater Power Source:**  
Gas

**Water Heater Capacity:**  
50 gallon

**Water Heater Location:**  
Garage

### Inspection Items

#### 5.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

**Comments:** Inspected

#### 5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS

**Comments:** Inspected

#### 5.2 DOMESTIC WATER HEATING EQUIPMENT

**Comments:** Inspected

#### 5.3 MAIN WATER SHUT-OFF DEVICE (Describe location)


**Comments:** Inspected


#### 5.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

**Comments:** Inspected

#### 5.5 FIXTURES & FAUCETS

**Comments:** Inspected

 (1) **Repair** One or more commodes are loose from the connection to the drain pipe at the floor; this can allow leakage at the connection. To check for prior leakage and assure against future leakage, the commode (s) should be lifted, the wax ring which seals it to the pipe replaced, and the commode(s) securely installed. Location(s): upstairs hall bath.

 (2) **Repair** The rear hose bib leaks out the top when turned on.

## 6. Electrical System

Our inspection of the electrical system includes visual examination of readily accessible components and random sampling of electrical devices. We remove the covers of the main disconnect and main distribution panels (i.e., the panels where the majority of the breakers or fuses are located); no other covers or cover plates are normally removed. We look for adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. All low-voltage wiring (such as telephone, communications, computer, video, audio, security system, landscape lighting) is excluded from the inspection.

| <b>Styles &amp; Materials</b>   |   |   |
|---|---|---|
| <b>Electrical Service Conductors:</b><br>Underground service<br>4/0 aluminum      | <b>Main panel capacity:</b><br>200 AMP      | <b>Panel Type:</b><br>Circuit breakers                        |
| <b>Main panel location:</b><br>Exterior wall                                      | <b>Branch wire 15 and 20 AMP:</b><br>Copper | <b>Wiring Methods:</b><br>Non-metallic sheathed cable (Romex) |
| <b>Main distribution panel: type and location:</b><br>Breakers, located in garage |   |   |

### Inspection Items

#### 6.0 SERVICE ENTRANCE CONDUCTORS

**Comments:** Inspected

#### 6.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS


**Comments:** Inspected

#### 6.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

**Comments:** Inspected

#### 6.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

**Comments:** Inspected

 **Repair** At the rear exterior receptacle the weather-tight cover is broken and the mounting box is not secured in the wall.

#### 6.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

**Comments:** Inspected

#### 6.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

**Comments:** Inspected

#### 6.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

**Comments:** Inspected

#### 6.7 SMOKE DETECTORS

**Comments:** Inspected

## 7. Heating / Central Air Conditioning

Be advised that mechanical equipment can fail without warning at any time, and that the inspection in no way lessens the risk or likelihood of repairs or replacements being needed at any time in the future, including the day after the inspection. We recommend that you purchase a warranty or service contract to cover replacement or repair.

It is recommended that all equipment be serviced twice a year. Regular service is very important for efficient operation and to achieve maximum lifespan. Filters should be changed monthly.

### Styles & Materials

|  |  |  |
|--|--|--|
| <b>Heat Type:</b><br>Gas-fired forced-air furnace      | <b>Energy Source:</b><br>Gas   | <b>Number of Heat Systems (excluding wood):</b><br>Two                     |
| <b>Ductwork:</b><br>Insulated                          | <b>Types of Fireplaces:</b><br>Factory-built metal chimney/fireplace | <b>Cooling Equipment Type:</b><br>Electric central air conditioning system |
| <b>Cooling Equipment Energy Source:</b><br>Electricity |  |  |

### Inspection Items

#### 7.0 HEATING EQUIPMENT

**Comments:** Inspected

The furnaces responded to thermostatic controls and produced temperature rises within the normal operating range.

#### 7.1 NORMAL OPERATING CONTROLS

**Comments:** Inspected

#### 7.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

**Comments:** Inspected

#### 7.3 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

**Comments:** Inspected

#### 7.4 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

**Comments:** Inspected

**Comment** Accessible parts of the chimney and the fireplace were examined visually. A fire was not started. No comment can be made on the efficiency or operation of either. Most chimneys cannot be fully inspected as part of a home inspection. The interiors of flues and chimneys cannot be fully observed from the fireplace or roof and are outside the scope of the home inspection service. In some cases we can see part of the interior of a flue and may report on it, but this should not be assumed to indicate that the entire flue was inspected. If you desire further analysis of the interior parts of the chimney contact a guild-certified chimney sweep for video-camera inspection.

#### 7.5 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

**Comments:** Inspected

#### 7.6 COOLING AND AIR HANDLER EQUIPMENT

**Comments:** Inspected

(1) The air conditioning system(s) responded to thermostatic controls and produced temperature differentials within the normal operating range.

(2) All of the heating and cooling equipment appears to be original, appr. 18 years old. This is at or beyond the normal service life for such equipment. However, based on normal home inspection procedures we found basic heating and cooling functions to be in working order. Note that one of the air conditioning condenser sections is out-of-level but not enough to require repair.

#### 7.7 NORMAL OPERATING CONTROLS

**Comments:** Inspected

#### 7.8 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

**Comments:** Inspected

## 8. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

### Styles & Materials

#### Attic Insulation:

Fiberglass

#### Ventilation:

Gable vents  
Ridge vents  
Soffit Vents

#### Floor System Insulation:

Fiberglass

### Inspection Items

#### 8.0 INSULATION IN ATTIC

**Comments:** Inspected

#### 8.1 INSULATION UNDER FLOOR SYSTEM

**Comments:** Inspected

#### 8.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

**Comments:** Inspected

#### 8.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

**Comments:** Inspected

#### 8.4 VENTING SYSTEMS (Kitchens, baths and laundry)

**Comments:** Inspected

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The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 9. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

### Inspection Items

#### 9.0 DISHWASHER

**Comments:** Inspected

#### 9.1 RANGES/OVENS/COOKTOPS

**Comments:** Inspected



**Repair** The manufacturer of this range requires installation of an "anti-tip bracket" designed to prevent the range from tipping over; this bracket has not been installed. This is a safety concern. See the manufacturer's installation instructions for details.

#### 9.2 FOOD WASTE DISPOSER

**Comments:** Inspected

#### 9.3 MICROWAVE COOKING EQUIPMENT

**Comments:** Inspected

#### 9.4 Other

**Comments:** Inspected

Refrigerator, washer, dryer - see limitations above.

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The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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# INVOICE

Steve Smallman Property Inspections, LLC  
 2611 Sherborne Place  
 Raleigh N.C. 27612  
 919-669-3639  
 Inspected By: Steve Smallman, N.C. Home  
 Inspector License #3

Inspection Date: 4/2/2009  
 Report ID:

| Customer Info:   | Inspection Property:       |
|--|----------------------------|
| Joe Sample<br><br><b>Customer's Real Estate Professional:</b><br>Ruth Ann Dyer<br>FM | 552 Brindway<br>Raleigh NC |

## Inspection Fee:

| Service            | Price  | Amount | Sub-Total |
|--------------------|--------|--------|-----------|
| Home inspection    | 390.00 | 1      | 390.00    |
| Radon gas test     | 150.00 | 1      | 150.00    |
| Termite inspection | 75.00  | 1      | 75.00     |

**Tax \$0.00**

**Total Price \$615.00**

**Payment Method:** Check

**Payment Status:** Paid

**Note:**

## **Inspection Agreement**

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the home inspection company web site.